

HOUSECLUB
ESTATE AGENCY

**78 Beaufort Road, Morecambe, LA4 6UA**

**£190,000**









## Inside The Home

The accommodation comprises a welcoming Entrance Vestibule and flows seamlessly into a spacious Living Room centred around an electric fireplace. Ideal for relaxing with family or entertaining loved ones, this proceeds into an open-plan Kitchen and rear Porch that enjoys lovely views over the rear garden. The kitchen is fitted with a range of wall and base units with complementary worktops over and integrated appliances which include a freestanding oven with four ring gas hob, and space for under-counter appliances including a fridge and a freezer. This proceeds into a spacious rear porch providing access to the rear of the home.

The property has two well-proportioned bedrooms, with the main bedroom benefitting from a range of fitted wardrobes, providing ample storage. A generously sized shower room completes the ground floor, whilst there is access from the Kitchen to a generous Loft Room, offering an exciting opportunity for redevelopment, subject to the necessary planning permissions. With a little thought, there is potential for a further bedroom or simply leave the room as is, and use a work from home office space or hobby room. The choice is yours!

Whilst the property requires some modernisation, this home has been reroofed within the last 10 years. It truly oozes potential making it an ideal purchase for families or downsizers looking to create their dream home. Offered to the market with No Chain, an excellent opportunity awaits.

## Let's Take A Closer Look At The Area

Bare is one of Morecambe's most sought-after residential villages, renowned for its welcoming community, excellent amenities and coastal setting. The village offers a fantastic selection of independent cafés, restaurants, shops and everyday conveniences, while nearby Happy Mount Park and Morecambe Promenade provide beautiful green spaces and scenic walks along Morecambe Bay. Bare Railway Station offers direct links to Lancaster and beyond, making it an ideal location for commuters, linking it with the West Coast Mainline. With highly regarded schools nearby and easy access to the M6 via the Bay Gateway, Bare combines the charm of village living with superb connectivity, making it a popular choice for families, professionals and retirees alike.

## Let's Step Outside

Externally, the home boasts paved gardens to both the front and rear, providing ample outdoor space for keen gardeners or families alike. A private driveway offers parking for at least three vehicles, while a detached garage provides additional storage or workshop space, with light and power to complement.

## Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is freehold. Title number: LAN824.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

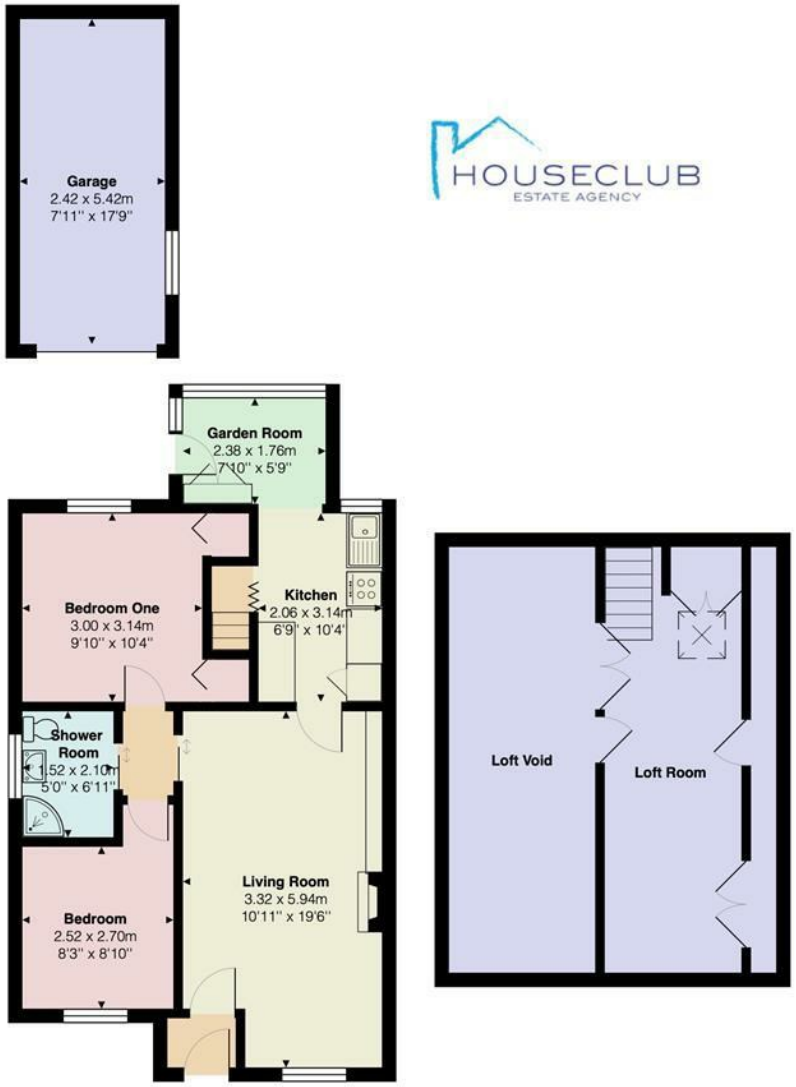




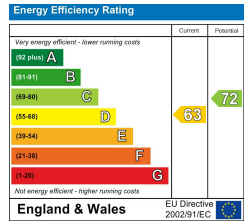









Total Area: 109.5 m² ... 1179 ft²




HOUSECLUB
ESTATE AGENCY

**Tel:** 01524 771888
**Email:** info@houseclub.co.uk
**www.houseclub.co.uk**

# Your Award Winning Houseclub






**Tel:** 01524 771888
**Email:** info@houseclub.co.uk
**www.houseclub.co.uk**